

How to comment

Consultation

The plan is open for public consultation for six weeks between 9:00 a.m. Tuesday 26th May and 9:00 a.m. on Tuesday 7th July 2015.

Viewing the draft plan

You can view the draft plan on the website at www.weston-under-penyard.co.uk or you can request a copy by email to: info@weston-under-penyard.co.uk

You can borrow paper copies of the plan from Linda Dunn, The Olde Shoppe, Weston-under-Penyard (01989 562818) or read copies in The Weston Cross Inn, Weston Village Hall, St Lawrence's Church or Penyard Gardens Community Hall.

To obtain the representation form to comment on the draft plan

you can either:

1. Download the form from www.weston-under-penyard.co.uk
2. Request a form by emailing info@weston-under-penyard.co.uk
3. Collect a form at the public event
4. Request a copy from Linda Dunn (01989 562818)

To return the representation form

Representation forms may be either:

1. Posted to: The Olde Shoppe, Weston-under-Penyard, Ross-on-Wye, HR9 7NX
2. Scanned and emailed to info@weston-under-penyard.co.uk or
3. Deposited in the designated boxes at:
 - The Weston Cross Inn
 - Penyard Gardens Community Hall
 - Weston Village Hall
 - St Lawrence's Church

All comments
must relate to the
Neighbourhood Plan
and be made on the
representation
form.

Weston under Penyard

Neighbourhood Development Plan

2011-2031
Regulation 14

It's your
turn now...



Come along to one of our events and let us have your views on the draft plan. Send us your representation form by 9am Tuesday 7 July

Public consultation

26th May to 7th July 2015

Penyard Gardens Community Hall

Friday, 12 June, 3-7 p.m
Saturday, 13 June, 10-3 p.m
Sunday, 14 June, 11-3 p.m



Weston under Penyard Parish
Neighbourhood Plan
planning the future where you live

Summary of Policies

The plan contains 24 policies which the planning authority will have to comply with when considering any development. At this consultation stage the draft plan contains two options for the allocation of housing development sites.

Housing Development

1. Between now and 2031 approval should be given for at least 55 new dwellings in the parish.
2. The number of new homes to be permitted on any single housing site will be limited (the number will be confirmed once the site option is selected in (11) below).
3. Proposals for development should take into account local housing needs.
4. Family homes, starter homes, easy-access homes and homes for local people will be preferred.
5. The settlement boundary around Weston village will be extended to include new housing locations allocated by the plan.
6. 40% of houses should be affordable houses (on developments of 10 houses or more).
7. Small-scale affordable housing schemes on rural exception sites will normally be supported, particularly on brownfield land.
8. People with a strong local connection to the parish and whose needs are not met by the open market will be the first to be offered the tenancy of an affordable home.
9. New developments should offer a design that seeks to reflect local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in South Herefordshire.
10. Housing developments should give careful consideration to vehicular access, off-road parking, storage, energy conservation, sustainable drainage, cycleways and pedestrian routes including access for the young and elderly.
11. At this consultation stage two optional locations are proposed for housing development as illustrated below. For Option A, a further 10 houses will be delivered from windfall developments through to 2031, bringing the total to the required 55 houses.



**NOTE: These are brief summaries only.
See the draft Neighbourhood Plan for the full policies and projects**

Sustainable Development

1. Social, economic and environmental progress will be made in a sustainable manner that caters for the needs of the current generation whilst ensuring that growth does not mean worse lives for future generations.
2. Support will be given to well-designed development that enhances and increases community facilities, recreation and local services.

Sustainable Transport Policies

The impact of development proposals on the existing environment should be comprehensively reviewed to ensure that they are sustainable in terms of infrastructure, road safety and the standards required for a peaceful and safe rural parish.

Supporting Local Business

1. Development proposals which sustain or increase local business activity, offer employment and appropriate skills training in the parish will be supported.
2. In order to deliver sustainable economic growth, balanced with population growth, new development that includes linked residential and small scale employment space and proposals for home working will be supported.
3. Proposals for change of use of existing buildings on existing employment sites will be supported in appropriate circumstances.
4. Proposals to enhance broadband and mobile telephone infrastructure will be supported.

Sustainable Environment Policies

1. Development should contribute positively to the area's rural character, vistas, views, trees, orchards, hedgerows and open green spaces.
2. Development should protect the character and surroundings of important buildings, monuments and archaeological sites.
3. The church field and the recreation ground will be designated as local green space and the provision of new open space should be promoted through new development.
4. Any polytunnel development should give due consideration to its impact on the parish.
5. Renewable energy proposals that will benefit the community and businesses will be encouraged.
6. Development should not cause or increase the risk of surface water flooding and the associated risk of pollution.

Projects

In addition to policies the draft plan also includes the following four projects for the parish to develop in response to other concerns expressed by residents during the consultation process.

1. The Parish Council will work with parishioners to highlight and increase road safety.
2. The Parish Council will work with parishioners to try to improve and maintain facilities within the village and support the continuation of the school, pub, church and recreation ground and to bring forward community projects.
3. The Parish Council will consider the impact of development on the rural environment, the open spaces and the views and vistas.
4. The Parish Council will consider any properties or areas of land to be identified as assets of community value for possible right to bid activity (under the Localism Act 2011).